



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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TOWN PLANNER'S OFFICE

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ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, JULY 12, 2023, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW

I. CALL TO ORDER:

II. PUBLIC COMMENTS (on non-agenda items):

III. ACTIVE BUSINESS:

1. Report: Tax Incentive/Abatement Programs.
 - a. Discuss CGS §12-81m – Municipal Option to Abate up to 50% of Property Tax for Farming Operations.
2. Report: Tolland County Chamber of Commerce.
3. Agricultural Initiatives.
 - a. Plan of Conservation and Development, Chapter Six - Economic Development, Agriculture as an Economic Sector and Considerations/Strategies.
 - b. Ellington Farm Day 2023.
4. Review Economic Development Sections from the 2023 Sustainable Connecticut Certification Action Overview Worksheet
 - a. Section 2.4 Provide Resources and Supports to Local Businesses.
5. Connecticut Economic Development Association Best Practices
6. Report: Current Economic Activity.

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2023-2024 Budget & Expenditures Update.
2. Approval of the June 14, 2023, Regular Meeting Minutes.
3. Correspondence/Discussion:
 - a. Request from AdvanceCT for review of Town Profile and List of Key Employers.

V. ADJOURNMENT:

Next regular meeting is scheduled for August 9, 2023.

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Economic Development Commission.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/85126304791>

Meeting ID: 851 2630 4791

Passcode: 195009

Join Zoom Meeting by phone:

1-646-558-8656 US (New York)

Meeting ID: 851 2630 4791

Passcode: 195009

From: Lisa Houlihan
Sent: Tuesday, June 20, 2023 3:15 PM
Subject: CGS 12-81m & Discussion Scheduled for July EDC Meeting
Attachments: Connecticut General Statute 12-81m Muni option to abate up to 50% taxes for certain farms.pdf; Model Ordinance for Farm Property Tax Abatement.pdf; Mansfield 50% Abatement ordinance.pdf; Woodstock Property Tax Abatement and Exemption.pdf; Property tax abatement.pdf

Dear Commissioners,

At last week's Economic Development Commission (EDC) meeting, I announced that Seth Bahler, Oakridge Dairy, and Joan Nichols, Executive Director of the Connecticut Farm Bureau Association, will attend the July EDC meeting to discuss Connecticut General Statute §12-81(m) - Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land. A few commissioners asked that I provide you backup documentation about the potential new tax abatement program in advance of the July agenda packet – see attached. A copy of the attached will also be sent to you with the July agenda packet. John Rainaldi, Ellington Town Assessor, will attend the July EDC meeting as well.

I look forward to discussing this with you.
Very kind regards,

Lisa

Lisa M. Houlihan, AICP, CZEO
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CONNECTICUT GENERAL STATUTE

Sec. 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land. A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such abatement.

Assessor's Office

Memo

To: Lisa Houlihan, Town Planner
Lori Spielman, First Selectman
Tiffany Pignataro, Finance Officer, Treasurer

From: John Rainaldi, Assessor

Date: June 28, 2023

Re: Farm property abatement pursuant to Connecticut General Statutes § 12-81m.

Connecticut General Statutes § 12-81m allows municipalities, by vote of its legislative body, to abate up to 50% of the property taxes for dairy farms, fruit orchards, vegetable farms, nursery farms, farms which employ nontraditional farming, tobacco farms, or certain commercial lobstering businesses. In 2017, tax-relief programs for farm properties was considered by the Ellington Economic Development Commission. In 2020 discussed by a farm property abatement program under § 12-81m was considered by the Ellington Economic Development Commission, but no ordinance was adopted at that time. Discussion of this topic will be revisited the Ellington Economic Development Commission (EDC) meeting on July 12, 2023.

Under Public Act 490 (PA-490), farmland, forest land and open space land in Connecticut are eligible for reduced assessment. Owners of these properties apply for PA-490 classification through their local Assessor's Office. Ellington currently has 5,635.84 acres on 249 properties assessed under PA-490 farmland. There are additional parcels under PA-490 that are classified as forest or open space, these would not be eligible for a 50% abatement of property taxes under § 12-81m. The number of PA-490 properties varies from year to year as properties are removed from PA-490 status based on sale or change of use; or properties are added to PA-490 upon approval of new applications. For newly approved properties in PA-490, there is a conveyance tax penalty that must be charged if that property is sold within ten years after original classification.

Several nearby Connecticut municipalities adopted local option programs based on § 12-81m. Bolton and Woodstock adopted ordinances in 1992; Mansfield adopted an ordinance in 2012; Voluntown adopted an ordinance in 2018. Suffield adopted a program by resolution (not by ordinance) in 1992. Hampton also adopted a program. Most of these towns apply the 50% abatement to the farmland only. The abatements are applied after application of other programs that may apply to the assessment (such as PA-490 and local option programs). Some towns apply this credit as an exemption on the assessment, applied by the Assessor's Office; others apply it as an abatement on the tax bill, applied by the Tax Collector's Office. To provide the EDC with an estimate of the potential fiscal impact of the abatement program, Deputy

Assessor Laura Plona and I reviewed Ellington's assessment records. We examined properties currently assessed as farmland under PA-490. Forest and open space properties are not included in this analysis as § 12-81m only applies to farm properties (though some farm properties may also have portions of their property designated under forest or open space).

Had the 249 parcels of farmland that fall under PA-490 been valued as vacant (non-PA-490) land, the cumulative assessed value of those 249 parcels would be \$27,701,760, which would equate to \$950,170 in taxes at the current mill rate. Participation in the PA-490 program reduces the cumulative assessment for these 249 farmland parcels to \$4,172,910, which equals \$143,130 in taxes. This equals \$807,040 in existing tax relief at Ellington's current mill rate.

Ellington also has existing ordinances that provide additional tax relief to farmers. These include a personal property exemption for farm machinery and equipment, and a farm building exemption. The personal property exemption for farm machinery and equipment is a total assessment exemption of \$1,412,700, which equals \$48,455.61± in tax relief. The farm building exemption program has 164 farm buildings with a cumulative exemption of \$3,701,330, which equals \$126,955.62± in tax relief.

The actual tax revenue, based on the 2022 Grand List, for the 249 properties assessed as farmland under PA-490 is calculated at the cumulative assessed value, for the "code 61" farmland portion only, of \$4,172,910 multiplied by the mill rate of 0.0343, or \$143,130. A 50% abatement to that amount would equal additional tax relief of \$71,565.

Please feel free to let me know if you have any questions or need anything else. Thank you.

Property Tax Abatement – A Municipal Option



Background:

Municipalities may choose to support local farm businesses by providing an abatement of up to 50% of the property taxes for certain agricultural enterprises.

Key Points:

- This tax abatement is a municipal option adopted at the discretion of the municipality. It is not mandated statewide.
- Municipalities adopt the abatement through an ordinance voted on by the municipal legislative body.
- The enabling state statute, **CGS Section 12-81m**, provides the language for the ordinance.
- Municipalities may choose to provide the abatement to any or all of the following agricultural enterprises:
 - 1) Dairy farms,
 - 2) Fruit orchards,
 - 3) Vineyards,
 - 4) Vegetable farms,
 - 5) Nurseries,
 - 6) Any farm that employs nontraditional farming methods, such as hydroponic farming,
 - 7) Tobacco farms,
 - 8) Commercial lobstering businesses operated on maritime heritage land.
- This abatement does not apply to farm residences, except seasonal farm worker housing for orchards.
- The abatement is in addition to the current use value assessment for land classified under PA 490.

Statute:

CGS Section 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land. A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional

(Over)

2 Property Tax Abatement (*continued*)

farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such abatement.

FAQs:

Q: If my farm is assessed under PA 490 and my municipality offers the optional exemption on farm buildings and the optional additional \$100,000 on farm machinery, would I still qualify for the abatement?

A: Yes. The abatement would apply to any property taxes due after the farm building and equipment exemption has been applied and on the property taxes due for land classified under PA 490.

Q: Are there municipalities that offer the optional farm building exemption, the optional additional \$100,000 on farm equipment and the abatement on property taxes?

A: Yes. Currently there are at least two municipalities that offer all three of the exemptions: Woodstock and Mansfield.

Q: May the municipality include a recapture of taxes in their ordinance in the event the farm is sold?

A: Yes. The amount of the recapture cannot exceed the original amount of taxes abated and cannot go back further than ten years.

Q: Do livestock operations such as beef, sheep or poultry qualify for the abatement?

A: No. The current enabling legislation does not extend the abatement to livestock operations.

Notes:

Property Tax Abatement - Model Ordinance

Model Ordinance for Farm Property Tax Abatement

“An Ordinance Regarding Farm Tax Abatements”

Adopted (Date)

Effective

Section 1. Title.

This chapter shall be known and may be cited as the “Farm Tax Abatements Ordinance.”

Section 2. Legislative Authority.

This chapter is enacted pursuant to sections 7-148 and 12-81m of the Connecticut general Statutes.

Section 3. Findings and Purpose.

The (Legislative authority) of the Town of (Name of municipality) believes that agriculture and farming are vitally important to the quality of life, environment, and economy of the Town of (Name of municipality), and wishes to encourage farming in the Town.

Connecticut General Statutes §12-81m allows towns to abate up to fifty percent of the property taxes on any dairy farm, fruit orchard, vegetable farm, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property.

The (legislative authority) wishes to establish a mechanism whereby such tax relief may be granted to dairy farms, fruit orchards, vegetable farms, nurseries, or vineyards for growing of grapes for wine, as provided by law.

Section 4. Property Tax Abatement.

Upon approval by the Tax Assessor and affirmative vote by the (Legislative authority), the Town may abate up to fifty percent (50%) of the property taxes for any such dairy farm, fruit orchard, vegetable farm, nursery or vineyard.

a. Any abatement shall continue in force for five years, or until such time as the dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine is sold, or until such time as the property ceases to be a dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine, or if any such business is deemed ineligible for an abatement based on a determination by the Tax Assessor that the beneficiary of the abatement has failed to show that they have derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement may be renewed for an additional five years by vote of the (Legislative authority) based on a proper reapplication made to the Office of the Tax Assessor at or near the end of the preceding five year term pursuant to the requirements for any initial application as set forth in this chapter.

(Over)

2 Property Tax Abatement - Model Ordinance

b. The property owner receiving the abatement must notify the Tax Assessor and Town Council in writing within thirty (30) days of the sale of the property or the cessation of operations as a dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine.

Section 5. Application for Property Tax Abatement.

The Town of (Name of Municipality) may abate property taxes on dairy farms, fruit orchards, vegetable farms, nurseries, or vineyard for growing of grapes for wine, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

a. Any action by the Town concerning the abatement of property taxes for dairy farms, fruit orchards, vegetable farms, nurseries, or vineyard for growing of grapes for wine, or the recapture of any taxes so abated, shall be done pursuant to Connecticut General Statutes §12-81m, as such statute may be amended from time to time.

b. Any request for an abatement must be made by application to the Office of the Tax Assessor of the Town of (Name of municipality) by the record owner of the property, or a tenant with a signed, recorded lease of at least three years, which lease requires the tenant to pay all taxes on any dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine, as part of the lease.

c. In order for an abatement to apply for the tax year beginning (Date), the application must be submitted no later than (Date). For any tax year thereafter, the application must be submitted by October 1 of the preceding year.

d. An abatement is only available for dairy farms, fruit orchards, vegetable farms, nurseries, or a vineyard for growing of grapes for wine. The applicant must provide the Assessor with evidence to support the status of the property as a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing of grapes for wine. In determining whether a property is a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing of grapes for wine, the Assessor shall take into account, among other factors: the acreage of the property; the number and types of livestock, vegetable production, fruit trees or bushes on the farm; the quantities of milk or fruit sold by the facility; the gross income of the farm derived from dairy, nursery, vegetable, or orchard related activities; the gross income derived from other types of activities; and, in the case of a dairy farm, evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes § 22-173. All residences and building lots are excluded, but any building for seasonal residential use by workers in an orchard which is adjacent to the fruit orchard itself shall be included.

e. In addition to the aforementioned evidence that must be submitted to the Assessor, the applicant must also provide a notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such eligible business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. For purposes of this Chapter, such eligible business" shall cumulatively include all properties upon which an individual entity is doing

business as a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing grapes for wine, otherwise, any such abatement shall be denied.

Subsequently, in order to retain any such abatement, within thirty days of each annual assessment date in the Town of (Name of municipality), the applicant must provide such notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business.

Otherwise, any such abatement shall be terminated by the Assessor with notice to the (legislative authority).

Section 6. Recapture.

Upon sale of the property, and subject to the authority of the (legislative authority) per this chapter to waive any such payment, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

Number of Years Sale Follows Abatement Percentage of Original Amount of Taxes Abated for Given Tax Year Which Must be Paid

More than 10 years, 0%

Between 9 and 10 10%

Between 8 and 9 20%

Between 7 and 8 30%

Between 6 and 7 40%

Between 5 and 6 50%

Between 4 and 5 60%

Between 3 and 4 70%

Between 2 and 3 80%

Between 1 and 2 90%

Between 0 and 1 100%

a. Upon affirmative vote by the (legislative authority), the Town may waive any of the amounts which would otherwise be owed pursuant to the foregoing recapture provision if the property continues to be used as "farm land," "forest land," or "open space," as those terms are defined in Section 12-107b of the Connecticut General Statutes, after the sale of the property.

b. The taxes owed to the Town pursuant to the recapture provisions of this chapter shall be due and payable by the record property owner/grantor to the Town Clerk of (Name of municipality) at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument or conveyance which is subject to the recapture of tax, as set forth herein, shall be recorded by the Town Clerk unless the funds due under the recapture provisions herein have been paid, or the obligation has been waived pursuant to the immediately preceding subsection herein.

c. The Tax Assessor shall file, not later than 30 days after abatement is approved by the (legislative authority), with the Town Clerk, a certificate for any such dairy farm, fruit orchard, vegetable farm, nursery, or vineyard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth herein. Said certificate shall be recorded in the land records of the Town of (Name of municipality). *(Over)*

4 Property Tax Abatement - Model Ordinance

Section 7. Right of Appeal.

Any person claiming to be aggrieved by any action or inaction of the Tax Assessor of the Town of (Name of municipality) regarding this chapter may appeal to the Board of Assessment Appeals of the Town of (Name of municipality) in the manner set forth in Connecticut General Statutes section 12-111, as amended.

Appeals from any decision of the Board of Tax Review may be taken to the Superior Court for the Judicial District of (County) pursuant to Connecticut General Statutes section 12-117a, as amended.

Section 8. Effective Date.

Following its adoption by the (legislative authority), this Ordinance shall become effective on the twenty-first day after publication in a newspaper having circulation in the Town.

Modeled from Town of Mansfield Ordinance

Woodstock

ORDINANCE REGARDING TAX ABATEMENTS FOR DAIRY FARMS

Adopted: June 29, 1992

Effective: July 23, 1992

AMENDMENT I: ORDINANCE REGARDING TAX ABATEMENTS FOR DAIRY FARMS & FRUIT ORCHARDS

Amended: May 3, 1999

Effective: June 4, 1999

WHEREAS, the Board of Selectmen of the Town of Woodstock (Board of Selectmen) believes that the preservation of farmland and open space is vitally important to retaining Woodstock's rural character and its high quality of life; and

WHEREAS, Connecticut General Statutes §12-^{81m}~~Blat~~ allows towns to abate up to fifty percent of the property taxes on any dairy farm or fruit orchard, including a vineyard for the growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property; and

WHEREAS, the Board of Selectmen wishes to establish a mechanism whereby tax relief can be granted to dairy farms and fruit orchards, including vineyards for growing of grapes for wine, as provided by law;

NOW, THEREFORE, BE IT ORDAINED, that the Town of Woodstock ("Town") may abate property taxes on dairy farms or fruit orchards, including vineyards for growing of grapes for wine, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

1. Any action by the Town concerning the abatement of property taxes for dairy farms or fruit orchards (for the purposes of this ordinance, the term "fruit orchard" shall include a vineyard for the growing of grapes for wine), or the recapture of any taxes so abated, is done pursuant to Connecticut General Statutes §12-81m, as such statute or any successor statute may be amended from time to time.
2. A request for an abatement must be made by application to the Board of Selectmen and to the Town's Board of Finance (the "Board of Finance") by the record owner of the property, or tenant with a signed, recorded lease of at least three years, which lease requires tenant to pay all taxes on the dairy farm or fruit orchard as part of the lease.
3. In order for an abatement to apply for the tax year beginning July 1, of any year, the application must be submitted by October 1 of the preceding year.

4. Abatement is only, Available for "Dairy farms" and "fruit orchards". The applicant must provide the Board of Selectmen and the Board of Finance with evidence to support the status of the farm as a "dairy farm" or "fruit orchard".

In determining whether a farm is a "dairy farm", the Board of Selectmen and the Board of Finance shall take into account, among other factors: the acreage of the farm; the nature of the barns, other structures, and equipment on the farm; the number and types of livestock on the farm; the quantities of milk sold by the farm; the gross income of the farms derived from dairy-related activities; the gross income of the farm derived from other types of activities; and evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes §22-172 or §22-173.

In determining whether an orchard is a "fruit orchard", the Board of Selectmen and the Board of Finance shall take into account, among other factors; the acreage of the orchard; the nature of the structures and equipment on the orchard; the gross income of the orchard derived from the sale of fruit (including grapes for wine); and the gross income of the orchard or the property of which the orchard is a part derived from other types of activities.

Residential dwellings and residential lots are excluded from this abatement ordinance.

5. Upon affirmative vote by both the Board of Selectmen and the Board of Finance, the Town may abate up to fifty percent (50%) of the property taxes for a dairy farm or "fruit orchard".

6. Any abatement will continue in force for five years, or until such time as the property is sold, or until such time as the property ceases to be a "dairy farm" or "fruit orchard", whichever comes first.

7. The property owner receiving the abatement must notify the Board of Selectmen and the Board of Finance in writing within thirty (30) days of the sale of the property or the cessation of operations as a "dairy farm" or "fruit orchard".

8. Upon sale of the property, and subject to the provisions of section 9 herein, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

Number of Years Sale Follows Abatement for <u>Given Tax Year</u>	Percentage of Original Amount of Taxes Abated <u>which Must be Paid</u>
More than 10	0
Between 9 and 10	10%
Between 8 and 9	20%
Between 7 and 8	30%
Between 6 and 7	40%

Between 5 and 6	50%
Between 4 and 5	60%
Between 3 and 4	70%
Between 2 and 3	80%
Between 1 and 2	90%
Between 0 and 1	100%

9. Upon affirmative vote by the Board of Selectmen and the Board of Finance, the Town may waive any of the amounts which would otherwise be owed pursuant to Section 8 herein if the property continues to be a dairy farm or fruit orchard after the sale of the property or continues to be used as "farm land", "forest land" or "open space", as those terms are defined in Section §12-107b of the Connecticut General Statutes, after the sale of the property.

10. The Taxes owed to the Town pursuant to Sections 8 and 9 hereof shall be due and payable by the record property owner/granter to the Town Clerk of Woodstock at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument of conveyance which is subject to the recapture of tax, as set forth in Section 8 hereof, shall be recorded by the Town Clerk unless the funds due under the recapture provisions of Section 8 hereof have been paid, or the obligation has been waived pursuant to section 9 hereof.

11. The tax assessor shall file, not later than 30 days after abatement is approved by the Board of Selectmen and the Board of Finance, with the Town Clerk, a certificate for any dairy farm or fruit orchard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth in Section 8 hereof. Said certificate shall be recorded in the land records of the Town of Woodstock.

ORDINANCE DOUBLING EXEMPTIONS OF FARM MACHINERY FROM TAX

Adopted May 1, 2002
Effective May 19, 2002

Pursuant to the authority of General Statutes 12-91(b), the Town of Woodstock hereby provides an additional exemption from property tax for all farm machinery qualified for exemption under section (a) of said statute to the extent of an additional assessed value of one hundred thousand dollars, subject to the same limitations as the exemption provided under subsection (a) and further subject to the application and qualification process provided in subsection (c) of said statute, this ordinance to be effective with assessment years beginning October 1, 2001.



**Town of Mansfield
Code of Ordinances**

“An Ordinance Regarding Farm Tax Abatements”

Adopted July 23, 2012

Effective

Section 1. Title.

This chapter shall be known and may be cited as the “Farm Tax Abatements Ordinance.”

Section 2. Legislative Authority.

This chapter is enacted pursuant to sections 7-148 and 12-81m of the Connecticut general Statutes.

Section 3. Findings and Purpose.

The Town Council of the Town of Mansfield believes that agriculture and farming are vitally important to the quality of life, environment, and economy of the Town of Mansfield, and wishes to encourage farming in the Town.

Connecticut General Statutes §12-81m allows towns to abate up to fifty percent of the property taxes on any dairy farm, fruit orchard, vegetable farm, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property.

The Town Council wishes to establish a mechanism whereby such tax relief may be granted to dairy farms, fruit orchards, vegetable farms, nurseries, or vineyards for growing of grapes for wine, as provided by law

Section 4. Property Tax Abatement.

Upon approval by the Tax Assessor and affirmative vote by the Town Council, the Town may abate up to fifty percent (50%) of the property taxes for any such dairy farm, fruit orchard, vegetable farm, nursery or vineyard.

- a. Any abatement shall continue in force for five years, or until such time as the dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine is sold, or until such time as the property ceases to be a dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine, or if any such business is deemed ineligible for an abatement based on a determination by the Tax Assessor that the beneficiary of the abatement has failed to show that they have derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement may be renewed for an additional five years by vote of the Town Council based on a proper reapplication made to the Office of the Tax Assessor at or near the end of the preceding five year term pursuant to the requirements for any initial application as set forth in this chapter.

- b. The property owner receiving the abatement must notify the Tax Assessor and Town Council in writing within thirty (30) days of the sale of the property or the cessation of operations as a dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine.

Section 5. Application for Property Tax Abatement.

The Town of Mansfield may abate property taxes on dairy farms, fruit orchards, vegetable farms, nurseries, or vineyard for growing of grapes for wine, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

- a. Any action by the Town concerning the abatement of property taxes for dairy farms, fruit orchards, vegetable farms, nurseries, or vineyard for growing of grapes for wine, or the recapture of any taxes so abated, shall be done pursuant to Connecticut General Statutes §12-81m, as such statute may be amended from time to time.
- b. Any request for an abatement must be made by application to the Office of the Tax Assessor of the Town of Mansfield by the record owner of the property, or a tenant with a signed, recorded lease of at least three years, which lease requires the tenant to pay all taxes on any dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine, as part of the lease.
- c. In order for an abatement to apply for the tax year beginning July 1, 2013, the application must be submitted no later than October 1, 2012. For any tax year thereafter, the application must be submitted by October 1 of the preceding year.
- d. An abatement is only available for dairy farms, fruit orchards, vegetable farms, nurseries, or a vineyard for growing of grapes for wine. The applicant must provide the Assessor with evidence to support the status of the property as a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing of grapes for wine. In determining whether a property is a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing of grapes for wine, the Assessor shall take into account, among other factors: the acreage of the property; the number and types of livestock, vegetable production, fruit trees or bushes on the farm; the quantities of milk or fruit sold by the facility; the gross income of the farm derived from dairy, nursery, vegetable, or orchard related activities; the gross income derived from other types of activities; and, in the case of a dairy farm, evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes § 22-173. All residences and building lots are excluded, but any building for seasonal residential use by workers in an orchard which is adjacent to the fruit orchard itself shall be included.
- e. In addition to the aforementioned evidence that must be submitted to the Assessor, the applicant must also provide a notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such eligible business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. For purposes of this Chapter, such eligible business" shall cumulatively include all properties upon which an individual entity is doing

business as a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing grapes for wine, otherwise, any such abatement shall be denied.

Subsequently, in order to retain any such abatement, within thirty days of each annual assessment date in the Town of Mansfield, the applicant must provide such notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement shall be terminated by the Assessor with notice to the Town Council.

Section 6. Recapture.

Upon sale of the property, and subject to the authority of the Town Council per this chapter to waive any such payment, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

Number of Years Sale Follows Abatement Percentage of Original Amount of Taxes Abated for Given Tax Year Which Must be Paid

More than 10 years,	0%
Between 9 and 10	10%
Between 8 and 9	20%
Between 7 and 8	30%
Between 6 and 7	40%
Between 5 and 6	50%
Between 4 and 5	60%
Between 3 and 4	70%
Between 2 and 3	80%
Between 1 and 2	90%
Between 0 and 1	100%

a. Upon affirmative vote by the Town Council, the Town may waive any of the amounts which would otherwise be owed pursuant to the foregoing recapture provision if the property continues to be used as "farm land," "forest land," or "open space," as those terms are defined in Section 12-107b of the Connecticut General Statutes, after the sale of the property.

b. The taxes owed to the Town pursuant to the recapture provisions of this chapter shall be due and payable by the record property owner/grantor to the Town Clerk of Mansfield at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument or conveyance which is subject to the recapture of tax, as set forth herein, shall be recorded by the Town Clerk unless the funds due under the recapture provisions herein have been paid, or the obligation has been waived pursuant to the immediately preceding subsection herein.

c. The Tax Assessor shall file, not later than 30 days after abatement is approved by the Town Council, with the Town Clerk, a certificate for any such dairy farm, fruit orchard,

vegetable farm, nursery, or vineyard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth herein. Said certificate shall be recorded in the land records of the Town of Mansfield.

Section 7. Right of Appeal.

Any person claiming to be aggrieved by any action or inaction of the Tax Assessor of the Town of Mansfield regarding this chapter may appeal to the Board of Assessment Appeals of the Town of Mansfield in the manner set forth in Connecticut General Statutes section 12-111, as amended. Appeals from any decision of the Board of Tax Review may be taken to the Superior Court for the Judicial District of Tolland pursuant to Connecticut General Statutes section 12-117a, as amended.

Section 8. Effective Date.

Following its adoption by the Town Council, this Ordinance shall become effective on the twenty-first day after publication in a newspaper having circulation in the Town.

Subject: FW: 2023 Town Profile update information
Attachments: Town Profiles 2023 - Key Employers .xlsx

From: Natalie Rosenbaum <nrosenbaum@advancect.org>
Sent: Tuesday, June 27, 2023 10:36 AM
To: Natalie Rosenbaum <nrosenbaum@advancect.org>
Subject: 2023 Town Profile update information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Municipal Partners,

AdvanceCT, in partnership with the Connecticut Data Collaborative, is updating our Town Profiles and we need two minutes of your time!

The Town Profiles are designed to be a tool for business attraction and economic development, as well as a resource for government grant applications, annual reports, and other policy efforts. The current Town Profiles can be viewed here: [Town Profiles \(advancect.org\)](https://www.advancect.org/town-profiles). The Town Profiles received a significant refresh in 2021, and you'll see some additional changes in the 2023 edition—more information to come!

One of the most popular pieces of data in the Town Profiles is the list of five “key” employers or institutions. The Key Employers list gives towns the opportunity to showcase high-profile companies that reflect their character and growth trajectory or highlight their most notable companies and institutions.

Attached is the most recent “key employers” list. **We ask you to review the key employers listed for your municipality, and email Natalie at the address below if you would like to make any updates for 2023.**

If there is another person to contact regarding this data for your municipality, please forward this request to the appropriate party, and let us know so we can keep our contact list updated.

Please submit any changes by end of day on July 14, 2023. If you have questions, please contact Natalie Rosenbaum at 860-571-7137 or nrosenbaum@advancect.org.


On behalf of AdvanceCT and the Connecticut Data Collaborative, thank you for your assistance.


Sincerely,

Rachel Gretencord

Natalie Rosenbaum
Executive Administrative Assistant



 [860-571-7137](tel:860-571-7137)

 nrosenbaum@advancect.org

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Town	Key Employer 1	Key Employer 2	Key Employer 3	Key Employer 4	Key Employer 5
Andover	Channel 3 Kids Camp	Community Organized-Operated	MTM Corporation	Benjamin Franklin Plumbing	Key Employer 5
Ansonia	Farrel Corporation	Birmingham Group Health Services	HMP Industries Inc	NPJ/Medical	Scott Electrocrafts Inc
Ashford	Toolmex	Weister Boy Scouts Reservation	Hole In The Wall Camp	Pitt Products	American Precision
Avon	Orai Americas	Rogers Corp	OFS Specialty Photonics	Legerre Group Ltd	North Veterinary Clinic
Barkhamsted	Sterling Engineering Corp	Lightstat Inc	Lombard Ford Inc	Tru Hitch Inc	I Devices
Beacon Falls	NEJ Inc	Digiorgi Roofing & Siding	Goldenrod	Woodhaven Country Club Inc	Log House Restaurant
Berlin	Eversource	Comcast	Assa Abloy	Woodward Metal Products	Ansonia Steel
Bethany	Laticrete International	Mason Onorio Public Relations	Albers Foundation	Woodhaven Country Club Inc	Keep Me Home
Bethel	Connecticut Light & Power Co	Duracell Inc	Steiner & Associated Businesses	Cedar-Bethel LLC	B & B Transportation
Bethlehem	Regional School District 14	Woodhall School	Weisspring	Newport Academy	Bethel Health and Rehabilitation
Bloomfield	Cigna	Kaman	HomeGoods Distribution Center	World Class Distribution (Trader Joe's)	True Value
Bolton	Simontz Usa Inc	Munson's Candy Kitchen	Fish Family Farm Creamery & Dairy	County Carpenters	Seabury (all Subsidiaries)
Bozrah	Gilman Brothers Company	Hilandale Farms Conn Llc	Argas Merchant Gases LLC	United Parcel Services (UPS)	Bolton Veterinary Hospital
Brandford	Blakeslee Prestress Inc	Seon Safety & Identification	John D Thompson Hospice Inst	Blakeslee Argola Chapman Inc	Service Station Equipment
Bridgeport	Treitz Corp	Peoples United Financial Inc	Bridgeport Hospital	Connecticut Post	Brandford Gun Club
Bridgewater	Parker Medical Inc	Bridgewater Village Store	TLG Service Inc	Maywood Estates	St. Vincent's Medical Center
Bristol	ESPN Inc	City of Bristol	Bristol Health	Barnes Group/Associated Spring Photonics	Wainscot Solutions Inc
Brookfield	Branson World Headquarters	Costco	Eastern Account Systems, Inc	McDonald's	Amazon (Distribution Center)
Brooklyn	Walmart	Pierce Memorial Baptist Home	Learning Clinic	Dunkin' Donuts	ROMTECH
Burlington	Supreme Forest Products Inc	Crescent Mfg Operating Co	Burlington Academy Of Learning	Dunkin' Donuts	Dunkin' Donuts
Canaan (Falls Village)	Sand Road Animal Hospital	Hamilton Book Sellers	Housatonic Valley Regional High School	Town of Canaan (Falls Village)	Cadence Education Learning Center LLC
Canterbury	Better Val-U Supermarket IGA	Williamatic Waste Paper	Wright's Mill Farm Inc	Canterbury Appliance Repair M'n	Lee H. Kellogg Elementary School
Canton	Poise Inc	Farrington Valley Visting	Cherry Brook Health Center	Ven Clinics of America	Canterbury Appliance Repair Men
Chaplin	Orlando Excavations Inc	H & S Vacuum & Janitorial Supply	Zlotnick's Garage LLC	Carleiet Childrens Center Inc	Alexis Aerospace Industries
Cheshire	Bozzuto's Inc	Whole Foods North East	May's Logistics & Opetations	Collins Aerospace	Hanwha Aerospace USA
Chester	Greenwald Industries	Norma Terris Theatre	Road Frank Of America Inc	Whelen Engineering Co Inc	YMCA
Clinton	CT Water Company	Clinton Crossing Premium Outlets	Bausch Advanced Technology Group Inc	Clinton County Club	Stop and Shop Supermarket
Colechester	S&S Arts And Crafts Factory	Caring Community	YMCA Camp Jewell	New Beginnings Farm	Alpha Q
Colebrook	Natures Classroom	Northwestern CT Sportsman	Columbia Ford	Wile Motors	Colebrook Store
Columbia	Columbia Manufacturing	Hawk Integrated Plastics	Teleflex Medical (formerly Genzyme Surgical)	National Iron Bank	Eastcom
Conwall	Mohawk Mountain Ski Area	Highland Park Market	Stop And Shop	Dunkin Donuts	Cornwall Electric
Coventry	Town of Coventry	Adebrock Behavioral & Developmental	Stop & Shop	Covenant Village	Pelletier Builders
Cromwell	Nuance Health	Boehringer-Ingelheim Pharmaceuticals	GBR Systems Corp	Cartus	IGNOVA Holdings
Danbury	Town of Danen	Woodway Conty Club	Birmingham Health Center	Wee Burn Country Club	Rings End Inc
Deep River	Tri Town Precision Plastics	SWPC Plastics	Graphite Die Mold Inc.	Adam's Super Food Stores	Camtech Inc
Derby	Griffin Hospital	Varca	Goodwin University	Whalley Glass General	Lowes Home Improvement
Durham	Torrison Lawn and Garden	Perma Treat Corp	Regalcare At New Haven	Durham Manufacturing Co	Hobson Motzer Inc
East Granby	RSCC Wire & Cable LLC	MB Aerospace	Goodspeed Opera House Foundation	Nutren/Coherent	Joining Technologies, Inc.
East Haddam	New England Propeller	Chestlein Health & Rehab Center	Eversource	Shagpark Lumber And Farm Supplies	Franklin Academy
East Hampton	American Distilling/Dickinson Brands	Shop & Shop Supermarket	Regalcare At New Haven	Town of East Hampton/East Hampton	Cobalt Healthcare and Rehabilitation Center
East Hartford	Prait & Whitney	Raytheon Technologies Research Center	Goodwin University	American Eagle Financial Credit Union	Coca-Cola Beverages Northeast
East Haven	East Haven Builders Supply	Stop And Shop	Goodwin University	Shopprie	Town Fair Tire
East Lyme	East Lyme Aquatic & Fitness Center	Birk Manufacturing Inc	Regalcare At New Haven	Stop And Shop	Birk Manufacturing
East Windsor	Southern Auto Sales Inc	Multite Farms Inc	Warner Health of Bridgebrook	Metal Improvement	Hanwha Aerospace USA
Eastford	Whitcraft Group	Rukstela Charter Svc	Suominen	Buel's Orchard	Eastford Building Supply
Easton	Aquarion	Michelle Connor-Prime Lending	Eastford Truck Sales	CT Golf Club	Aquarion
Ellington	Oakridge Dairy	County Pure Foods	Dymolek	Easton Country Day School	Barn Yard/Great Country Garages
Enfield	Eppendorf Inc.	Empower Retirement	Tower Laboratories	PTIR - Percision Technologies	Paramount Commons at Enfield LLC
Essex	Lee Company	Essex Meadows	Sacred Heart University	Sacred Heart University	Essex Savings Bank
Fairfield	Bigelow Tea	Fairfield University	ConnectiCare	Norwich Orthopedic Partners	RBC-Heim Bearings
Farmington	UConn Health Center	Otis Elevator Co	Smith Brothers Insurance LLC	Topocder Inc	The Jackson Laboratory for Genomic Medicine
Franklin	D W Transport & Leasing	Plant Group Inc	Litchfield Equities	L & L Mechanical LLC	Salmon Brook Nursing & Rehab
Glastonbury	Healthtrax Inc	Fiserv	AOR Concrete Products Inc	State Line	Fay & Wright Excavating Inc.
Goshen	Torrington Country Club	Goshen Oil Co Inc	American Industries	Bimbo Bakeries USA	Stop and Shop
Granby	Meadow Brook Nursing Home	Ceci Brothers Inc	Pfizer Global R&D	South East Insurance Agency	Interactive Brokers
Greenwich	United Children and Family Service Medical	Jewett City Savings Bank	Moroso Performance Products	Thayer Mahan Inc	East Coast Auto
Griswold	General Dynamics Electric Board	US Navy Submarine Base	The Riverhouse Banquet	Rea Magnet Wire Co	Medtronic Inc.
Groton	Yale-New Haven Shoreline Med	Gulford Gravure Inc	Genesis Health Care & Rehabilitation Center	Target Custom Mfg	American Cruise Lines
Guilford	GCI Outdoors	The Saybrook at Haddam Healthcare	Ross Sawmill	Woodhill Farm	Saybrook At Haddam
Haddam	Arden House	Quinnipiac University			AAA Hamden
Hamden	EASTCONN	Silver Slippers Home Care LLC			Donahue Construction

Ellington, Connecticut

16,170

General

ACS, 2015–2019

Ellington

State

Land Area <i>mi²</i>	34	4,842
Population Density <i>people per mi²</i>	475	738
Number of Households	7,000	1,370,746
Median Age	41.0	41.0
Median Household Income	\$91,510	\$78,444
Poverty Rate	5%	10%

Economy

Top Industries

CT Department of Labor, 2019

Employment

Employers

Av. Wages

1 Local Government	727	12	\$45,605
2 Manufacturing	574	24	\$64,236
3 Retail Trade	559	34	\$45,821
4 Construction	475	59	\$68,465
5 Health Care & Social Assistance	344	31	\$38,058
All Industries	3,896	363	\$48,884

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 1,191

New Business Registrations by Year

2001 63	2006 59	2011 55	2016 82
2002 74	2007 81	2012 72	2017 75
2003 73	2008 69	2013 70	2018 89
2004 75	2009 52	2014 73	2019 76
2005 73	2010 70	2015 63	2020 103

Key Employers

Data from municipalities, 2021

- 1 Oakridge Dairy
- 2 Country Pure Foods
- 3 Dymotek
- 4 Earthlight
- 5 Barn Yard/Great Country Garages

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Ellington	State
Under 10	1,517 9%	11%
10 to 19	2,258 14%	13%
20 to 29	1,945 12%	13%
30 to 39	1,905 12%	12%
40 to 49	2,739 17%	13%
50 to 59	2,494 15%	15%
60 to 69	1,876 12%	12%
70 to 79	1,064 7%	7%
80 and over	372 2%	5%

Race and Ethnicity

Race/Ethnicity	Ellington	State
Asian <i>Non-Hispanic (NH)</i>	7%	4%
Black <i>NH</i>	1%	10%
Hispanic or Latino/a <i>Of any race</i>	5%	16%
White <i>NH</i>	84%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	3%	3%

Language Spoken at Home

Language	Ellington	State
English	78%	91%
Spanish	2%	12%

Educational Attainment

Education Level	Ellington	State
High School Diploma Only	26%	27%
Associate Degree	7%	8%
Bachelor's Degree	22%	25%
Master's Degree or Higher	17%	22%

Housing

ACS, 2015–2019

	Ellington	State
Median Home Value	\$282,300	\$275,400
Median Rent	\$1,226	\$1,180
Housing Units	7,418	1,516,629

	Ellington	State
Owner-Occupied	63%	66%
Detached or Semi-Detached	64%	64%
Vacant	6%	10%

Schools

CT Department of Education, 2020-21

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Ellington School District	PK-12	2,626	49	98%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Ellington School District	63%	68%
Statewide	48%	56%

Ellington, Connecticut

16,170

Labor Force

CT Department of Labor, 2020

	Ellington	State
Employed	8,930	1,724,621
Unemployed	552	148,010

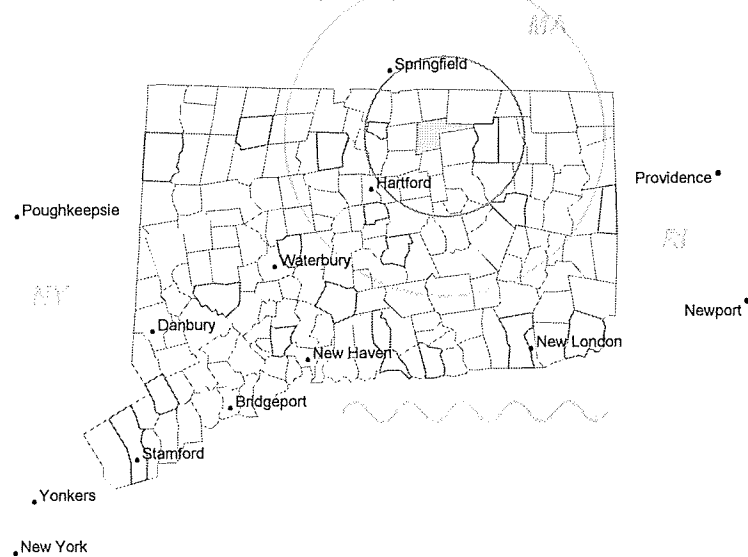
Unemployment Rate

Self-Employment Rate*

*ACS, 2015-2019



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2015-2019

	Ellington	State
Mean Commute Time <i>Pre-Covid</i>	26 min	26 min
No Access to a Car	3%	9%
No Internet Access	7%	12%

Commute Mode

Public Transport	1%	5%
Walking or Cycling	1%	3%
Driving	88%	91%
Working From Home <i>Pre-Covid</i>	5%	6%

Public Transit

CTtransit Service	-
Other Public Bus Operations	-
Train Service	-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$59,924,730
Property Tax Revenue	\$43,643,949
per capita	\$2,661
per capita, as % of state av.	88%
Intergovernmental Revenue	\$14,493,790
Revenue to Expenditure Ratio	98%

Boston*

Municipal Expenditure

Total Expenditure	\$60,996,442
Educational	\$42,806,046
Other	\$18,190,396

Grand List

Equalized Net Grand List	\$1,980,074,302
per capita	\$121,484
per capita, as % of state av.	79%
Comm./Indust. Share of Net Grand List	7%

Actual Mill Rate	31.70
Equalized Mill Rate	21.90

Municipal Debt

Moody's Rating	Aa3
Total Indebtness	\$18,450,515
per capita	\$1,132
per capita, as % of state av.	44%
as percent of expenditures	30%

Annual Debt Service	\$2,935,851
as % of expenditures	5%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2022-2023 From Date: 7/1/2022 To Date: 6/30/2023

Account Mask: ?????00220???????

Account Type: All

☒ Print accounts with zero balance

☐ Include Inactive Accounts

☐ Filter Encumbrance Detail by Date Range

☐ Print Detail

☐ Include PreEncumbrance

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	% Remaining Bud
1000.02.00220.10.50103	\$1,600.00	\$1,300.00	\$1,300.00	\$300.00	\$0.00	\$300.00
Part Time---Econ Devet Commission--						18.75%
1000.02.00220.20.60221	\$1,000.00	\$375.00	\$375.00	\$625.00	\$0.00	\$625.00
Advertising Printing---Econ Devet Commission--						62.50%
1000.02.00220.20.60222	\$750.00	\$730.00	\$730.00	\$20.00	\$0.00	\$20.00
Dues & Subscriptions---Econ Devet Commission--						2.67%
1000.02.00220.20.60223	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel---Econ Devet Commission--						0.00%
1000.02.00220.20.60232	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage---Econ Devet Commission--						0.00%
1000.02.00220.20.60233	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Education---Econ Devet Commission--						0.00%
1000.02.00220.20.60234	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
Professional Development---Econ Devet Commission--						100.00%
1000.02.00220.20.60250	\$1,500.00	(\$244.50)	(\$244.50)	\$1,744.50	\$0.00	\$1,744.50
Contracted Services---Econ Devet Commission--						116.30%
1000.02.00220.30.60341	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies---Econ Devet Commission--						0.00%
Fund: 1000	\$4,950.00	\$2,160.50	\$2,160.50	\$2,789.50	\$0.00	\$2,789.50

Town of Ellington

General Ledger - On Demand Report

Account Mask: ???00220??????

Fiscal Year: 2022-2023

From Date: 7/1/2022

To Date: 6/30/2023

Account Type: All

☒ Print accounts with zero balance

☐ Print Detail

☐ Include PreEncumbrance

☒

Print accounts with zero balance

☐ Include Inactive Accounts

☐ Filter Encumbrance Detail by Date Range

☐ Include PreEncumbrance

Account Number / Description

Grand Total:

Budget \$4,950.00 YTD \$2,160.50 Balance \$2,789.50 Encumbrance % Remaining Bud \$0.00 \$2,789.50

End of Report



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

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TEL. (860) 870-3120

TOWN PLANNER'S OFFICE FAX (860) 870-3122

ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, JUNE 14, 2023, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM MEETING

PRESENT: In Person: Chairman Sean Kelly, Regular Members Chris Todd and Jim Fay, and Alternate Mike Swanson; Via Zoom: Vice Chairman Donna Resutek and Regular Member David Hurley (arrived at 7:11 PM)

ABSENT: Alternates Sam Chang and Amos Smith

STAFF

PRESENT: In Person: Lisa M. Houlihan, Town Planner and Nathaniel Trask, Recording Clerk

OTHERS

PRESENT: None

I. CALL TO ORDER: Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:00 PM.

II. PUBLIC COMMENTS (on non-agenda items): None

III. ACTIVE BUSINESS:

1. Agricultural Initiatives.

- a. Plan of Conservation and Development, Chapter Six - Economic Development, Agriculture as an Economic Sector and Considerations/Strategies (page 95) – Memo from May 10, 2023, and Draft Text Amendment for Section 7.14 - Agricultural Related Uses.

Commission members received a draft of the agricultural uses regulation and reviewed the drafted changes. On the document containing the proposed changes, anything that is crossed out is proposed to be deleted and anything that is bolded and underlined is proposed to be added.

The commission started by reviewing the changes made on page 6 of 6 of the draft. Ms. Houlihan reviewed the definitions for agriculture, agricultural buildings and structures, and agriculturally related uses. Changes to Article 10, Section 10.2 include outlining agricultural related uses to include events such as farm tours, farm breweries, farm-to-table dinners and other uses approved by the commission. This section also outlines what constitutes a farm-to-table dinner. Commissioner Todd asked about banquets, and whether a banquet hall, such as a wedding facility, would

be considered an agricultural use. Chairman Kelly said the commission talked about adding that as an agricultural related use before, and Ms. Houlihan said she would add it to the section.

The commission then reviewed the first change that appears in the draft text amendment for Section 7.14 on page 3 of 6 of the document under 7.14.3 Special Permit Uses. This section will now state the following:

"The Commission may approve an application for special permit for the following agricultural related uses and shall consider proximity to existing uses, traffic volumes, anticipated commercial traffic, suitability of land, hours of operation, and impact on future farming uses."

Commissioner Todd said this change addresses part of his previous question involving properties that impact neighborhoods in terms of traffic volumes and parking. He also said that Part D (on page 4 of 6 under Section 7.14.3) outlines specifications for proximity to existing uses. Ms. Houlihan said that building and structures (mentioned under "Setback Requirements" in section D-3) must be located no closer than 100 feet to property lines and outdoor activities must be no closer than 200 feet to property lines. She suggested swapping these rules to regulate that buildings be 200 feet from property lines and outdoor activities be 100 feet from property lines. Chairman Kelly recommended changing it to be 200 feet for buildings and structures and 150 feet for outdoor activities. Ms. Houlihan agreed with the change.

Under Part D-4, an addition is proposed to say, "no parking shall be permitted within 100 feet of an existing residence or residential zone boundary" and that on-street parking is prohibited. It is also recommended that a permeable parking surface (such as grass) be accessible. Ms. Houlihan said that handicap parking standards are already covered by the building code. Commissioner Hurley said this part of the changes looks to be in line with what was talked about last month.

Part D-5 includes changes to access requirements, stating that "Access shall be from a public road and have adequate line of sight for in/egress based on Connecticut Department of Transportation standards." Chairman Kelly said this addition is appropriate.

Part D-6 says that refuse areas should be screened from public view and shall be located adjacent to buildings and at least 100 feet from adjacent properties. One prior change was made to this section; to spell out the word "feet" so that it is consistent with other times it is used in the document. Commissioner Hurley thought others might want to make the distance further than 100 feet, and Commissioner Swanson suggested changing it to be 150 feet from adjacent properties to be consistent with section D-3. The commission agreed to change it to 150 feet.

Part D-7 on page 5 of 6 addresses buffer standards. Chairman Kelly said a 10-foot vegetated buffer is a wide buffer. Ms. Houlihan noted that the buffer should be put in place "along side and rear yards." Vice Chairman Resutsek expressed concern for those who do not currently have one and are now expected to plant and maintain one. Ms. Houlihan said the regulations already state that the vegetation, when planted and pruned, shall be 6 feet in height. Chairman Kelly said when he read the change, he interpreted it as needing a 10 foot wide vegetated buffer or a fence. Ms. Houlihan said the amendment will be changed to clarify that a 10 foot wide vegetated buffer, a 6 foot high privacy fence or plantings, or a combination thereof shall be used. Chairman Kelly and Ms. Houlihan agreed that the change should mention that

the vegetated buffer should be 6 feet high. Commissioner Todd recommended simply referring to the regulation that is already in place. Commissioner Hurley asked what the buffer was meant for. Commissioner Todd said it is meant to be a buffer between agricultural related uses and adjacent properties. Ms. Houlihan read the buffer requirement in the site plan section, which says that "All new plants shall have a minimum height after planting and pruning of six feet. Acceptable existing trees and shrubs shall be preserved and supplemented with additional plants as deemed necessary by the commission to meet the requirements of privacy for residential zones and abatement of noise, dust, and objectionable lighting."

Commissioner Swanson asked if there might be a point when a business does not need a buffer. Chairman Kelly said a setback would be needed, but Commissioner Todd said that would tie into requirements for adjacent residences. Commissioner Hurley said homeowners might think there would be a buffer between the farm and the residences, but Ms. Houlihan said they are discussing commercial level uses on farms, so agricultural businesses that meet this criterion would be required to put in a buffer. Chairman Kelly reiterated what is said in Part D-7, emphasizing that the buffer may be required, but not always required, indicating that the Planning and Zoning Commission can rule otherwise. Commissioner Hurley expressed concern about this decision possibly having to be made each time by the Planning and Zoning Commission, but Ms. Houlihan said the Site Plan Standards for Planning and Zoning regulations address this requirement when there is a commercial use next to a residential zone. The buffer would be strictly for the area of the commercial activity, not for the entire farm. Ms. Houlihan said the word "shall" should be replaced with the word "may" to clarify the change. Vice Chairman Resutek asked if this regulation would be for agricultural related uses that are already in place. Commissioner Todd said this would be for new agricultural related uses.

Chairman Kelly said that there would need to be a setback between the commercial use and any abutting properties, which has already been accomplished by requiring that outdoor activities be no less than 150 feet from property lines. Commissioner Hurley emphasized wording the policy in such a way that makes it easier for the Planning and Zoning Commission.

Currently, the changes to this part of the Section 7.14.3 would require buildings and structures to be at least 200 feet from property lines, outdoor activities and recreational uses to be at least 150 feet from property lines, and parking areas to be at least 100 feet from property lines for properties of at least ten acres. Part D-7 will now read: "A 10 foot wide buffer may be required along side and rear yards consisting of vegetation, a 6 foot high privacy fence, or a combination thereof to reduce disturbances to adjacent residential zones or residences." A buffer would not be required for certain properties, as determined on a case-by-case basis.

Part D-9 was reviewed but not discussed.

Commissioner Todd asked what the difference between outdoor music and outdoor entertainment was, according to what was written for Part D-10. The commission changed "outdoor music" to "outdoor entertainment" to be more specific about the rule's intentions.

Chairman Kelly read Part D-11. Ms. Houlihan noted the regulation states that food trucks are permitted but should not be the primary agricultural related use.

Chairman Kelly read Part D-12. He said the commission changed the regulation to mention that music should not be amplified but is otherwise permitted.

Chairman Kelly read Part D-14, which states that, "Temporary structures may be permitted from March 28th to December 1st annually." Chairman Kelly could not recall why March 28th was originally chosen at last month's meeting. The commission discussed changing it to other dates that might make more sense but decided to strike this change to the amendment and leave the regulation to building code.

Ms. Houlihan mentioned that the 3.1.1 Agricultural Uses table was changed from "Related & Agricultural Uses" to "Agricultural Related Uses."

Ms. Houlihan said she would revise the draft amendment for further review at next month's meeting.

b. Ellington Farm Day 2023 – Email Invite and Sample "Save the Date" Postcard.

An email was sent to the businesses who participated in Ellington Farm Day last year to see if they want to participate again this year. Businesses that have already confirmed they will participate this year include Dzen's Garden Market, 187 Windsorville Road; Ellington Farmers' Market, Arbor Park, Main Street; the Ellington Historical Society – Nellie McKnight Museum, 70 Main Street; Hall Memorial Library, 93 Main Street; Johnny Appleseed's, 185 West Road; and Oakridge Dairy – The Modern Milkman, 11 Jobs Hill Road. The Planning Department is waiting for a return call from Cohen Farms, 112 West Road; Farm Fresh, 31 Frog Hollow Road; Hillside Stable, 267 Jobs Hill Road; Rothe Farm, 224 Windsorville Road; and SJ Riding Camp, 130 Sandy Beach Road. She noted that Sunset Valley Farms, 55 Kreyssig Road, is unsure if they can participate due to a potential scheduling conflict. A sample flyer from the Granby Open Farm Day 2023 event was shared with commissioners. She was unsure how much the flyers would cost but said she would be working with Ellington Printery.

MOVED (TODD) SECONDED (FAY) AND PASSED UNANIMOUSLY TO APPROVE UP TO \$625.00 FROM THE ADVERTISING BUDGET FOR PRINTING FLYERS FOR THE ELLINGTON FARM DAY 2023 EVENT.

2. Connecticut Economic Development Association Best Practices

a. Copy of Approved Customer Service Satisfaction Survey and Rollout Discussion.

The survey was reviewed by Planning Department staff and will begin to be issued as of July 1st. The survey will only be issued for interactions solely by the Planning Department and will not be issued for enforcement matters.

3. Report: Tax Incentive/Abatement Programs.

a. Ellington Tax Abatement Policy, Amended April 12, 2021, and Canton Business Development Tax Incentive Program.

Commission members were given a copy of the Economic Development Tax Abatement Policy and a copy of the Business Development Tax Incentive Program for the town of Canton. Chairman Kelly discussed how the commission was considering establishing their own business development incentive program to help new businesses in town and to show the town's support.

Chairman Kelly asked commission members to consider uses for the potential economic development fund prior to next month's meeting. Ms. Houlihan asked if the program would target a specific business sector or all businesses. The commission agreed it should be for all types of businesses.

Report: Current Economic Activity.

Nothing to report currently.

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2022-2023 Budget & Expenditures update.

No new changes to report.

2. Approval of the May 10, 2023, regular meeting minutes.

Change the third line on the second page to read "tasting rooms" instead of "tasing rooms."

MOVED (SWANSON) SECONDED (HURLEY) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 10, 2023, MEETING MINUTES AS MODIFIED.

3. Correspondence/Discussion:

- a. Board of Selectmen Meeting Minutes from May 8, 2023, and establishment of Ellington Sustainability Team.

Ms. Houlihan introduced the resumption of activity of the Ellington Sustainability Team – for the purpose of receiving Sustainable CT certification – which was voted on at the May 8, 2023 Board of Selectmen meeting. The group will be co-chaired by Lisa Houlihan, Town Planner and Tom Modzelewski, Superintendent, Department of Public Works. It was also noted that towns who receive Green Snow Pro certification will be able to receive points toward Sustainable CT certification. Chairman Kelly noted that Green Snow Pro is the method by which snow melt is distributed across roadways that does not affect surfaces. He also noted that the 2023 Sustainable Connecticut Certification Action Overview Worksheet will be added to the agenda for next month's meeting, per Ms. Houlihan's request.

BY CONSENSUS, ADD AN ACTIVE BUSINESS ITEM TO THE JULY 12, 2023, AGENDA TO REVIEW THE 2023 SUSTAINABLE CONNECTICUT CERTIFICATION ACTION OVERVIEW WORKSHEET FOR ECONOMIC DEVELOPMENT RELATED ITEMS.

V. ADJOURNMENT:

MOVED (SWANSON) SECONDED (TODD) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:00 PM.

Respectfully submitted,

Nathaniel Trask, Recording Clerk